



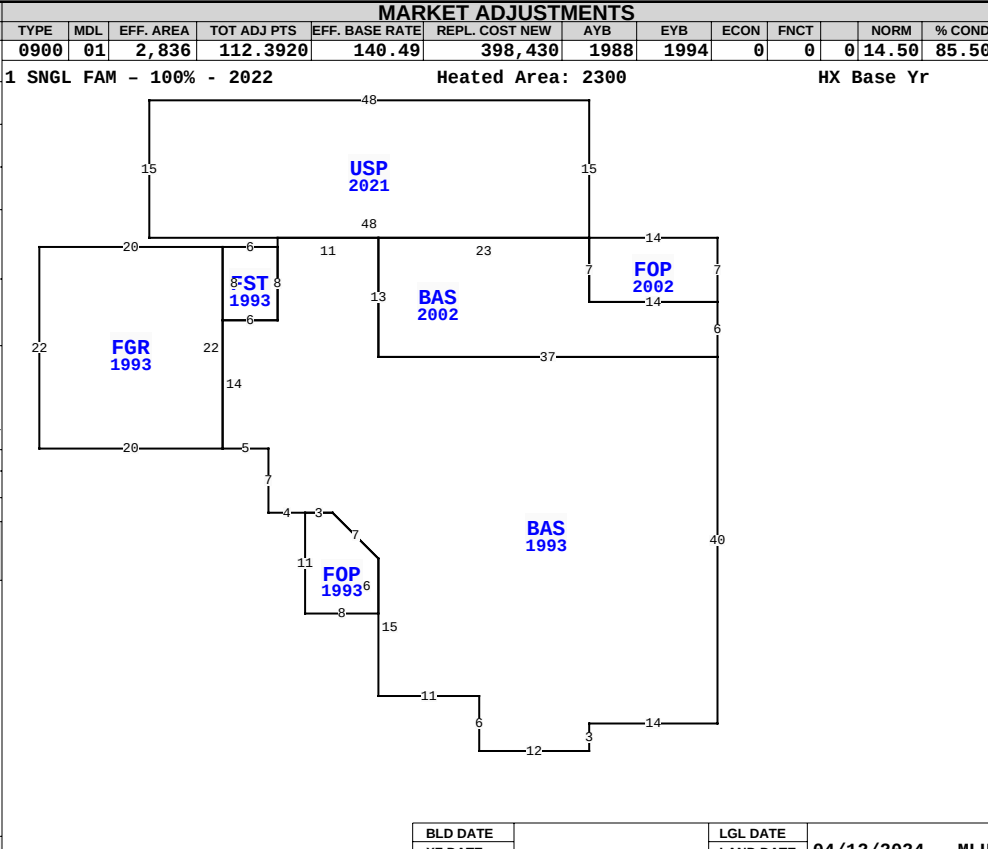
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	230,268
BAS	383	100	383	46,006
FGR	440	55	242	29,069
FOP	76	30	23	2,763
FOP	98	30	29	3,483
FST	48	55	26	3,123
USP	720	30	216	25,946
TOTALS	3,682		2,836	340,658

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	
5	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	
6	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	
7	0476	VF 6 SBPL	0	100	0	0	68.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT	



2422 LOS ROBLES, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/12/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
340,658											
TOTAL MARKET OB/XF VALUE											
65,992											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
706,650											
SOH/AGL Deduction											
52,190											
ASSESSED VALUE											
654,460											
TOTAL EXEMPTION VALUE											
13 654,460											
BASE TAXABLE VALUE											
0											
TOTAL JUST VALUE											
706,650											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
635,398											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2442	0911-1056	23,512	07/20/2023
20210974	SWIM POOL	0	03/01/2021
20121067	ANTENAS	3,000	06/11/2012
20061715	REPAIR/RRF	8,364	07/19/2006
B020296	ADDITION	30,000	02/21/2002
4810	NEW CONSTR	62,895	04/27/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2356/0880	4/24/2020	WD	Q	I	02	476,000			
GRANTOR: WHITAKER JEFFREY T &									
GRANTEE: GENDREAU PAULA E &									
0518/0544	5/26/1987	WD	Q	V		40,000			
GRANTOR: STOSKOPF JOSEPHINE M									
GRANTEE: WHITAKER JEFFREY									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-37,0] W11 S1 S8 W6 S14 E5 S7 E4 E3 D5R5											
S15 E11 S6 E12 N3 E14 N40 W37 N13 \$											
USP=[YR=2021;ORIG=-14,0] N15 W48 S15 E48 \$											
FGR=[YR=1993;ORIG=-54,1] W20 S22 E20 N22 \$											
BAS=[YR=2002;ORIG=-14,0] W23 S13 E37 N6 W14 N7 \$											
FOP=[YR=2002;ORIG=0,0] W14 S7 E14 N7 \$											
FOP=[YR=1993;ORIG=-45,30] S11 E8 N6 U5L5 W3 \$											
FST=[YR=1993;ORIG=-48,1] W6 S8 E6 N8 \$											